

ORDINANCE NO. 87-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, APPROVING PRE-ZONE CHANGE 87-11, MAKING REQUIRED FINDINGS AND AMENDING THE ZONE PLAN MAP.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. That the Planning Commission and the City Council have held public hearings on Pre-Zone Change 87-11 and the City Council finds that said zone change will achieve the objectives in Section 20-i.1 of the City of Ridgecrest Municipal Code and is consistent with the City of Ridgecrest General Plan.

Section 2. The Zone Plan Map for Section 8 of Township 27 South, Range 40 East, M.D.B.M., is hereby amended in accordance with the following description to change the zone district boundaries from the present Kern County zoning classifications of R-2, MP (Mobilehome Park), and C-2/PD (General Commercial) to A-5 (Agricultural/Residential), R-2, CG (Commercial) and MH (Mobilehome Park). to R-3/PUD (Multi-Family Residential, 2,000 sq. ft. minimum site area per dwelling unit/Planned Unit Development) on the following described property:

See Exhibits A, B, C, D and E.

APPROVED AND ADOPTED this 1st day of July, 1987, by the following vote:

AYES Mayor Mower, Councilmembers Wiknich, Bergens, Condos, and Corlett.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

  
\_\_\_\_\_  
Michael R. Mower, Mayor

ATTEST:

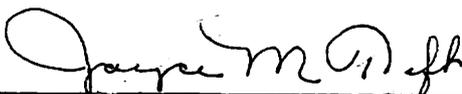
  
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Joyce M. Taft, City Clerk

Exhibit "A"

That area within the City of Ridgecrest, County of Kern, State of California, being a portion of Section 3 in Township 27 South, Range 40 East, M.D.B. & M. described as follows:

BEGINNING AT A POINT DESCRIBED AS NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, SOUTH 2475 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY; THENCE EAST AND NORTHEAST ALONG SAID NORTHERLY LINE TO THE EASTERLY SECTION LINE OF SAID SECTION 3; THENCE NORTH TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; WEST TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

Excluding therefrom RIGHT-OF-WAY DESCRIBED AS THE EAST 55 FEET OF SAID SECTION 3.

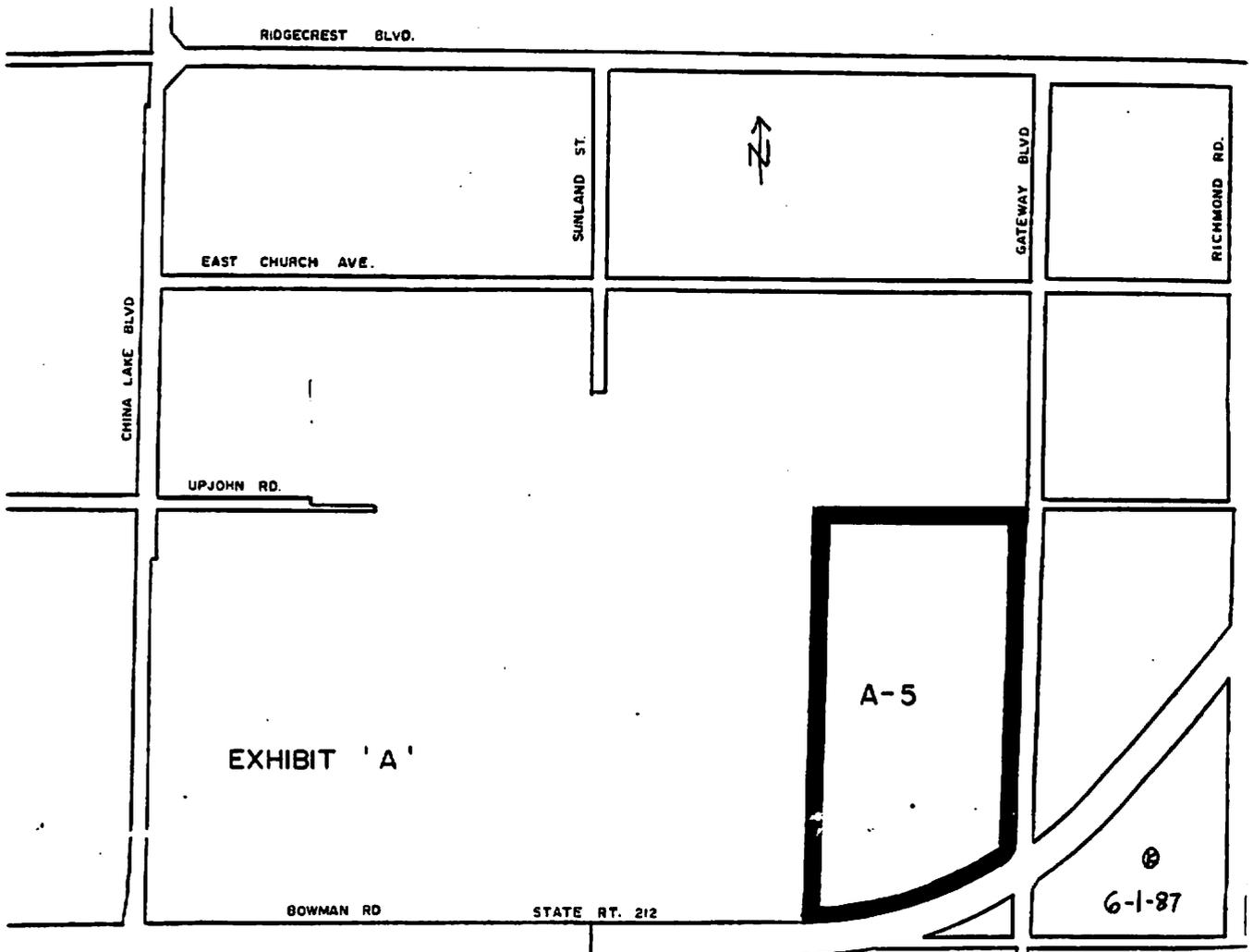


Exhibit "B"

That area within the City of Ridgecrest, County of Kern, State of California, being a portion of Section 2, in Township 27 South, Range 40 East, M.D.B. & M., described as follows:

BEGINNING AT A POINT DESCRIBED AS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; EAST 670 FEET MORE OR LESS; THENCE SOUTH 1311.51 FEET MORE OR LESS; THENCE ON AN EASTERLY LINE TO THE INTERSECTION OF THE SAID EASTERLY LINE AND THE NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY; THENCE ON SAID NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY SOUTHWESTERLY TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 2; THENCE NORTH ON SAID WEST LINE OF SECTION 2 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THE POINT OF BEGINNING;

Excluding therefrom RIGHT-OF-WAY DESCRIBED AS THE WEST 55 FEET OF SAID SECTION 2.

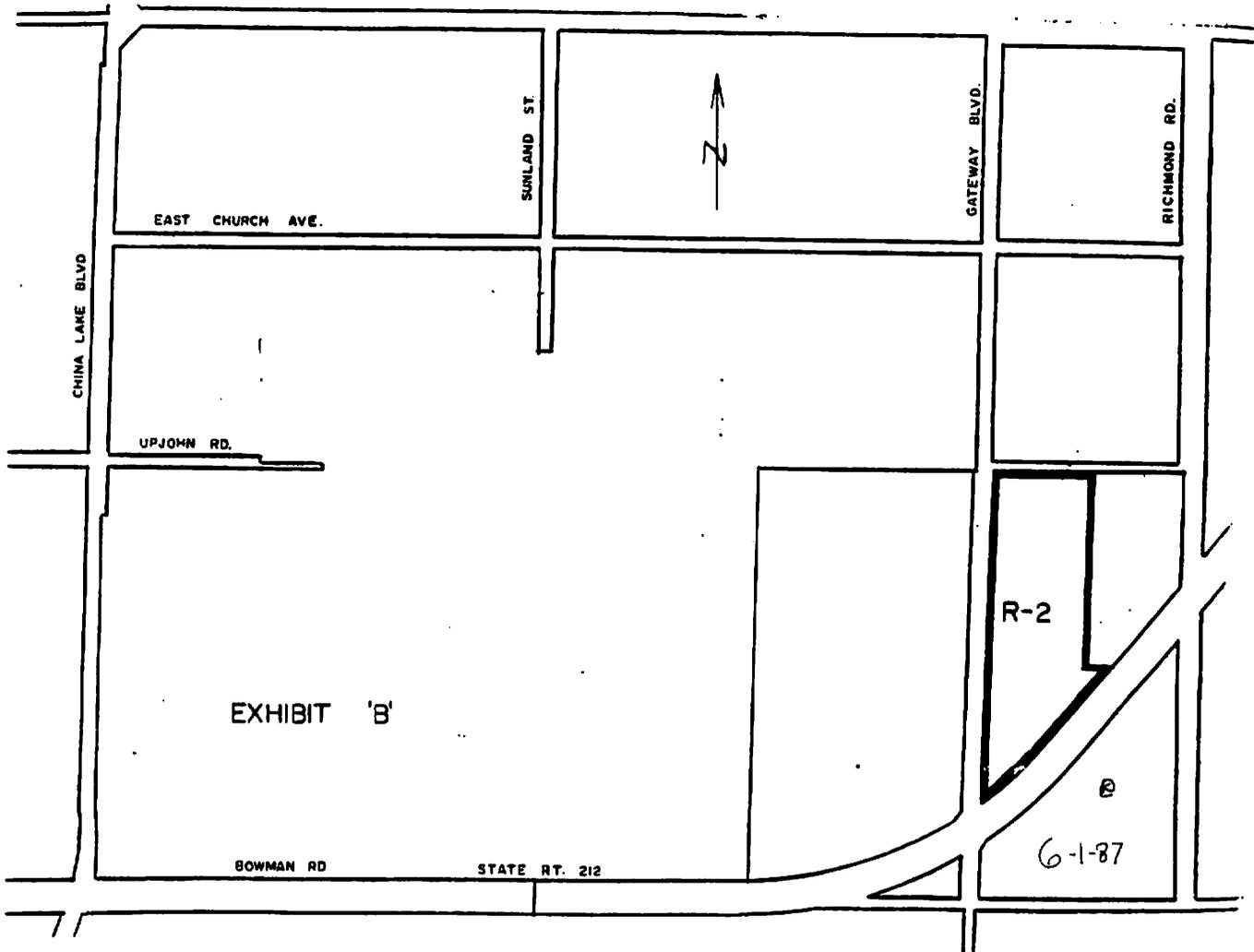


Exhibit "C"

That area within the City of Ridgecrest, County of Kern, State of California, being a portion of Section 2 in Township 27 South, Range 40 East, M.D.B. & M., described as follows:

BEGINNING AT A POINT DESCRIBED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; WEST 307 FEET MORE OR LESS, THE TRUE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, WEST 670 FEET MORE OR LESS TO A POINT EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE ON AN EASTERLY LINE, SOUTHERLY 1311.51 FEET MORE OR LESS TO A POINT AT THE NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY; THENCE ON THE SAID NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY, NORTHEASTERLY TO A POINT OF INTERSECTION WITH A NORTHERLY LINE MORE OR LESS PARALLELING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 2 AT A DISTANCE OF 307 FEET MORE OR LESS, NORTHERLY TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEING 307 FEET MORE OR LESS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, TO THE TRUE POINT OF BEGINNING.

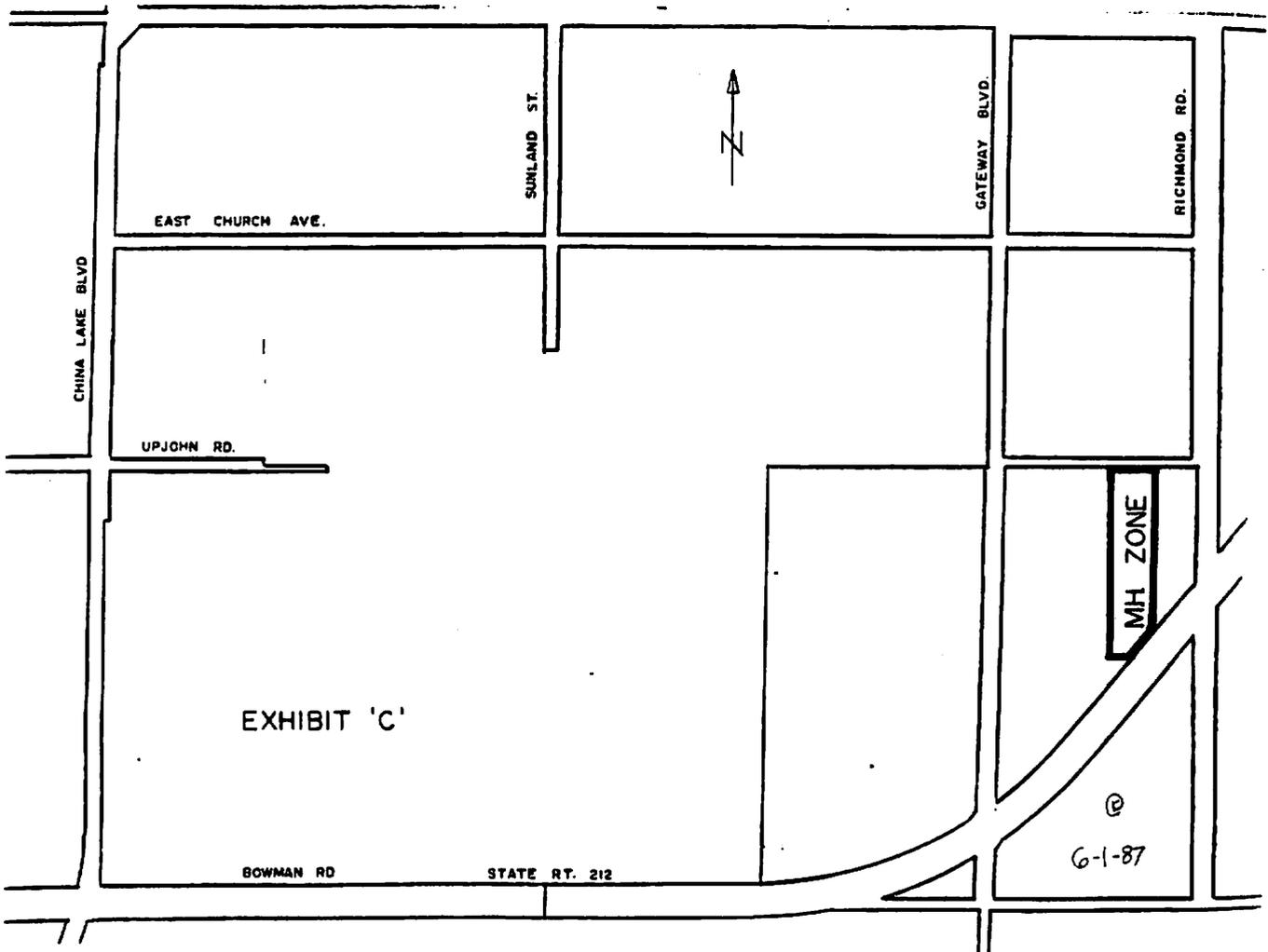


Exhibit "D"

That area within the City of Ridgecrest, County of Kern, State of California, being a portion of Section 2 in Township 27 South, Range 40 East, M.D.B. & M., described as follows:

BEGINNING AT A POINT DESCRIBED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, WEST 307 FEET MORE OR LESS; THENCE ON A LINE MORE OR LESS PARALLELING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 2 SOUTHERLY TO POINT OF INTERSECTION WITH THE NORTHERLY LIMIT OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, THE POINT OF BEGINNING;

Excepting therefrom RIGHT-OF-WAY DESCRIBED AS THE EAST 142 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2.

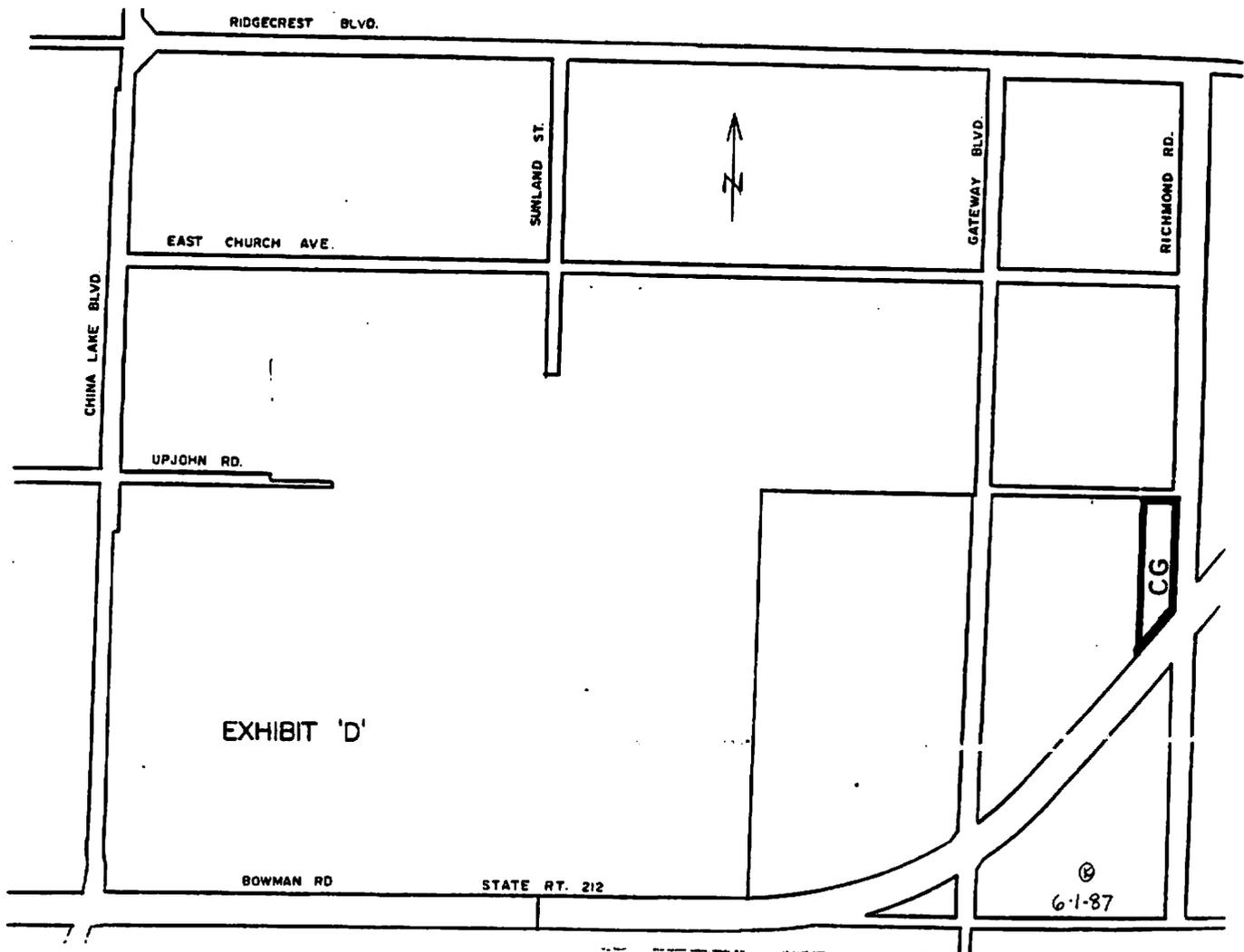


Exhibit "E"

BOWMAN ROAD ANNEXATION

That area being within the County of Kern, State of California, being portions of Sections 2, 3, and 10, all in Township 27 South, Range 40 East, M.D.B. & M. described as follows:

BEGINNING AT A POINT OF BEGINNING DESCRIBED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, ALSO BEING A POINT COMMON TO THE EXISTING CITY BOUNDARY, BEING A POINT COMMON TO THE ORIGINAL CITY BOUNDARY PER COUNTY OF KERN BOARD OF SUPERVISORS RESOLUTION NO. 63-475 AND AS DESCRIBED THEREIN DATED NOVEMBER 26, 1963; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 40 WEST, M.D.B. & M., WEST, ALSO BEING A COMMON LINE TO THE SAID ORIGINAL CITY BOUNDARY, 2640 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT COMMON TO THE SAID ORIGINAL CITY BOUNDARY AND AN AREA ANNEXED ON MARCH 28, 1974 PER RESOLUTION NO. 74-22 AS DESCRIBED THEREIN; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, ALSO BEING A COMMON LINE TO THE SAID AREA ANNEXED PER RESOLUTION 74-22, SOUTH, 2475 FEET TO THE NORTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY, ALSO BEING A POINT COMMON TO THE EXISTING CITY BOUNDARY AND ALSO THE BOUNDARY OF SAID AREA ANNEXED PER RESOLUTION 74-22; THENCE ALONG SAID NORTHERLY LINE, ALSO BEING A COMMON LINE TO THE EXISTING CITY BOUNDARY AND ALSO THE BOUNDARY OF SAID AREA ANNEXED PER RESOLUTION 74-22, WEST, 1320 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, ALSO BEING A POINT COMMON TO THE SAID ORIGINAL CITY BOUNDARY; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, ALSO BEING A LINE COMMON TO THE SAID ORIGINAL CITY BOUNDARY TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, ALSO BEING A COMMON POINT TO THE SAID ORIGINAL CITY BOUNDARY; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., ALSO BEING A LINE COMMON TO THE SAID ORIGINAL CITY BOUNDARY, SOUTH 66.36 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE STATE ROUTE 212 FREEWAY RIGHT-OF-WAY, ALSO BEING A POINT COMMON TO THE SAID ORIGINAL CITY BOUNDARY; THENCE, LEAVING THE SAID ORIGINAL CITY BOUNDARY ALONG SAID SOUTHERLY LINE EAST 1370.87 FEET MORE OR LESS TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER 57.79 FEET MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF STATE ROUTE 212 FREEWAY RIGHT-OF-WAY EAST AND NORTHEASTERLY TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., ALSO BEING A COMMON LINE TO THE EXISTING CITY BOUNDARY, ALSO BEING A LINE COMMON TO SAID

## EXHIBIT "E" - Page 2

ANNEXATION NO. 6; THENCE NORTH ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 2, ALSO BEING A COMMON LINE TO THE EXISTING CITY BOUNDARY, ALSO BEING A LINE COMMON TO SAID ANNEXATION NO. 6 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ALSO BEING A POINT COMMON TO THE SAID ORIGINAL CITY BOUNDARY, AND ALSO BEING A POINT COMMON TO SAID ANNEXATION NO. 6, THE POINT OF BEGINNING.